

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,
& SCHOOL BUILDINGS COMMITTEE
SPECIAL JOINT MEETING OF JULY 7, 2014**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee), Councilor Guy Drapeau (Gov. Ops. Cmte.) (School Buildings Committee), Bryan Addy, Chairman (Public Buildings Commission) (School Buildings Committee), Todd Marchand, Vice Chairman (Public Buildings Commission), Chris Ford (Public Buildings Commission), Sal Ganci (Public Buildings Commission), Jay Kelly (Public Buildings Commission), Peter Parrotta (Public Buildings Commission) and Brian Dillon (School Buildings Committee). Also present were: John Mehr (Finance Director/Acting Town Manager), Jim Sollmi (Director of Public Works) Ken Biega (O & G Industries, Inc.), Lorel Purcell (O & G Industries, Inc.) Mike Sorano (Friar Associates), Superintendent Dr. Mark Zito (Entered at 5:13 p.m.), Interim Assistant Superintendent Darlene Brown (Entered at 5:10 p.m.), Frank Connolly (Interim Director of Finance – BOE) (Entered at 5:10 p.m.), Mike Mancini (Facilities Director – BOE), Frank Morse, Chairman (BOE) (Entered at 5:07 p.m.) and Various Councilors.

Those absent: Councilor Tim Moriarty (Gov.Ops. Cmte.) (School Buildings Committee) and Tom Beaudoin (Public Buildings Commission).

I. CALL TO ORDER

Chairwoman Nadine Bell called the July 7, 2014 special joint meeting of the Government Operations Committee, Public Buildings Commission and School Buildings Committee to order at 5:05 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. NEW BUSINESS

A. Award of Bid – Asbestos Abatement- Rocky Hill High School

Finance Director/Acting Town Manager John Mehr asked Lorel Purcell if she wanted to explain this. Chairwoman Nadine Bell said this could be explained and then this could be opened up to questions. Lorel Purcell asked if everyone got the bid results. Finance Director/Acting Town Manager John Mehr said these were listed in the Resolution. He asked Lorel Purcell if she had O & G Industries, Inc.'s official version of this. Lorel Purcell apologized and said that she didn't bring copies of this.

Lorel Purcell said this work is for five distinct areas of Rocky Hill High School that will need to get abated this summer. They will be starting in these work areas when construction starts in the fall. They need to grab AAIS Corporation while school isn't in session seeing that abatement is needed in these areas. This is an early package and she said they hit the street to grab this bid in

early as soon as the State gave them approval to go out to bid. They only have a certain time period in which they can get this work done so that they don't impact Rocky Hill High School at all. There can't be any children in Rocky Hill High School whatsoever for three weeks in August and they have to be done by a certain timeframe so that the children can have their orientation.

Lorel Purcell said there were two walkthroughs where they had walked the bidders through the project. Five bids were received. The low bid was for \$124,000 from AAIS Corporation and the high bid was for \$299,822 from Manafort Brothers, Inc. She told them that they will see these types of results every time they get a bid in and there will always be a range from low to high. This is just the nature of who needs or who doesn't need work, as well as what certain people saw. She isn't concerned about there being a high bid of \$299,822.

Lorel Purcell said AAIS Corporation was scoped. There was a meeting with them that lasted about one and a half hours. They went through all of the work areas and they went through quantities. They are comfortable that AAIS Corporation has the scope of work covered. She said that they were present this evening to get approval to award a contract to AAIS Corporation for \$124,000.

Chairwoman Nadine Bell asked if there were any comments or questions. Chairman Bryan Addy asked how the amount of \$124,000 falls in line with their current budgets for abatement. He knows there are some multiple scopes included in the package of AAIS Corporation of selective demolition, as well as some other things that aren't broken out in the budget line item. He asked Lorel Purcell if O & G Industries, Inc. had a chance to look at what the \$124,000 represents in their overall budget because he is sure that they are paying somewhat of a premium. Lorel Purcell said they will be paying a mobilization for someone who will be showing up for just three weeks of work this summer. Over the next two summers, the rest of the abatement will be occurring. There will be some minor abatements also over a February break or something like that. The only premium being paid is for them to have a contractor show up just for this summer. There is approximately 7,800 square feet of flooring abatement that is in this package and this represents approximately 7.7% of the entire building with regards to the flooring. The number represents approximately 8.5% of the entire budget for all of the abatement and selective demolition. She referred to the flooring again being approximately 7.7%. She said that in the first phase, the existing football locker room will be demolished so they will need a contractor who will relocate lockers to another part of the building. She explained some more about this. The difference between the 7.7% and 8.5% is just for ancillary work that is in the budget but it isn't fairly represented in the demolition because this isn't something that would normally be given to the demolition guy. She said that she also had a schedule.

Brian Dillon asked for clarification, what percentage this constitutes of the project abatement. He confirmed that there is \$500,000 in the overall budget for this. Lorel Purcell said there is \$500,000 just for asbestos and there is another \$100,000 just for PCBs. Brian Dillon asked what the \$124,000 amounts to out of the \$500,000 on a percentage basis that was estimated for the project. Lorel Purcell said that she hadn't done that calculation. She said 7.7% of the \$500,000 will be just for the abatement. She mentioned though that there are PCBs involved now, as well as demolition. That will be a "whole other pot of money". Brian Dillon said that is all worked

into the \$124,000. Lorel Purcell said that is correct. Brian Dillon asked what approximate number is just for the abatement scope out of the \$124,000 when AAIS Corporation had been met with. Lorel Purcell said that she didn't ask AAIS Corporation to break that down. The schedule of values is usually developed after there is the award of the contract.

Chairwoman Nadine Bell asked if there were other comments or questions. Commissioner Sal Ganci said he was still unclear about the breakout. He said they have \$500,000 plus another \$100,000 just for abatement. Lorel Purcell said there is \$1,400,000 for demolition. Commissioner Sal Ganci confirmed that the amount of \$1,400,000 is for total demolition. Lorel Purcell said right and she said the amount for the total package of all three things is \$1,460,485. Commissioner Sal Ganci asked when they will be bidding the rest of the demolition out. Lorel Purcell said this is all out to bid right now. All of the bids are due on July 29, 2014. She explained that what they were discussing this evening is just an early package of what they need to get done. Commissioner Sal Ganci asked if this is just for the summer work only. Lorel Purcell said yes. This will be \$124,000 out of the \$1,460,485. Commissioner Sal Ganci said thank you.

Chairwoman Nadine Bell asked if there were any other questions. There were none.

Councilor Guy Drapeau made a motion to approve the Resolution – Award of Bid – Rocky Hill High School Project – Summer 2014 Abatement and forward this to the Town Council. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

BE IT RESOLVED that the Town of Rocky Hill Town Council award the bid for Summer 2014 Abatement work for the Rocky Hill High School Renovate As New Project to AAIS, Corp., 802 Boston Post Road, West Haven, Connecticut at a bid price of \$124,000. This work will be charged to the Rocky Hill High School Renovate as New Referendum Capital Project budget.

Report and Recommendation

The Town went to bid for this item with a bid opening on July 2, 2014. Five contractors submitted a bid. Friar Associates, the project architect, and O & G, the project construction manager, and town staff had a scope review with the low bidder on July 3, 2014. The project architect, construction manager, and town staff recommends that AAIS, Corp. be awarded the Summer 2014 Abatement work for the Rocky Hill High School Renovate As New Project.

Other Bidders:

Bestech Inc. of Connecticut, Ellington, CT = \$129,000
Standard Demolition Services, Inc., Trumbull, CT = \$159,750
East Coast Haz Mat Removal, Inc., Paterson, NJ = \$210,000
Manafort Brothers, Inc, Plainville, CT = \$299,822

B. Approval – Invoices – West Hill School Sprinklers

At this point, Lorel Purcell said she had a schedule but she said this item wasn't on this meeting's agenda. Chairwoman Nadine Bell said it wasn't.

Brian Dillon asked Chairwoman Nadine Bell if she wanted the School Buildings Committee to adjourn at this point. Chairwoman Nadine Bell asked for a motion.

Brian Dillon made a motion to adjourn the School Buildings Committee meeting at 5:12 p.m. The motion was seconded by Councilor Guy Drapeau and adopted unanimously by those present from the School Buildings Committee. (Councilor Tim Moriarty was absent.)

Chairwoman Nadine Bell said they would continue on with the agenda.

Councilor Guy Drapeau made a motion to approve the invoices for the West Hill School Sprinklers. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.) (Please see the attachment.)

III. ADJOURNMENT

Councilor Guy Drapeau made a motion to adjourn the meeting at 5:14 p.m. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee and the Public Buildings Commission. (Councilor Tim Moriarty and Commissioner Tom Beaudoin were absent).

Respectfully submitted,

Jo-Anne Booth
Recording Secretary